

SITE CONDITION REPORT

ENVEO ASTON Ltd

Corbet Arms, High Street, Market Drayton, TF9 1PY

Site: Unit 1D Penketh Business Park, Liverpool Road, Great Sankey, Warrington, WA5 2TJ



April 2024

1.0 SITE DETAILS	
Name of the applicant	ENVEO ASTON Ltd.
Activity address	Unit 1D Penketh Business Park, Liverpool Road, Great Sankey, Warrington, WA5 2TJ
National grid reference	SJ 57995 87708
Document reference and dates for Site Condition Report at permit application and surrender	25/04/2024
Document references for site plans (including location and boundaries)	Regional Layout attached: Ref.nr. TQRQM24075145457628.pdf

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	Available information was provided by: <ul style="list-style-type: none"> • Groundsure Enviro Insight Report (uploaded in the Application form - GS-53F-CPV-AGL-61U_ENVIRO.pdf). • Groundsure Geo Insight Report (uploaded in the Application form - GS-9D7-VXG-SF2-U5I_GEO.pdf). <p>Geology (according to Groundsure Geo Insight Report)</p> <p><i>Artificial and Made Ground</i></p> <p>There are no records of artificial or made ground either on site or within 500 m of the site.</p> <p><i>Superficial Geology</i></p> <p>The superficial geology formed during the Quaternary on site is:</p> <ul style="list-style-type: none"> - Sheet deposits (Glaciofluvial). - Sand and gravel (Devensian).

There is one record on site about the superficial permeability:

- Intergranular flow type – from high to very high.

Bedrock Geology

The bedrock geology on site is Wilmslow Sandstone Formation consisting of sandstone. This formation has high bedrock permeability and the flow type is intergranular.

There are no landslip records on site.

Hydrogeology (according to Groundsure Enviro Insight Report)

Superficial aquifer

The superficial layer is identified as Secondary A for the whole area around the site. It is identified as Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Bedrock aquifer

The bedrock layer is identified as Principle - Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.

Groundwater vulnerability

There are two records on site:

Record 1 - Secondary superficial aquifer with low Vulnerability and combined classification - Productive Bedrock Aquifer, Productive Superficial Aquifer. Regarding Bedrock and Superficial Geology the vulnerability is low. Regarding the Soil/Surface the leaching class is low.

Record 2 - Secondary superficial aquifer with high Vulnerability and combined classification - Productive Bedrock Aquifer, Productive Superficial Aquifer. Regarding Bedrock geology the Vulnerability is low and regarding Superficial Geology the vulnerability is high. Regarding the Soil/Surface the leaching class is high.

	<p><i>Source Protection Zones</i></p> <p>The site and the 500 m area around there is one record identified at 200 m north, Total catchment within a Source Protection Zone (SPZ) type 3.</p> <p><i>Groundwater, Surface and Potable abstractions</i></p> <p>There are four records for two Groundwater abstractions identified within 2 km of the site boundary – one of them is situated 979 m southeast (active and historical) and one at 1745 m southeast (active).</p> <p>No surface water and potable abstractions are identified within 2 km of the site boundary.</p> <p>Hydrology</p> <p><i>Water Network and Surface water features</i></p> <p>There is one record within 250m of the site boundary and none on site. It is Sankey (St. Helens) canal, which is a manmade watercourse for inland navigation.</p> <p><i>WFD Surface water body catchments</i></p> <p>There is one record on site for coastal catchment with ID 170. Operational catchment – Sankey, Management catchment – Lower Mersey).</p> <p><i>WFD Surface water body</i></p> <p>There is one record identified – Sankey Canal (Waterbody ID: GB71210055). Since 2019 the overall rating is defined as “moderate”, the chemical rating is “fail” and the ecological rating is “moderate”.</p> <p><i>WFD Groundwater bodies</i></p> <p>There is one record on site since 2019 - Lower Mersey Basin and North Merseyside Permo - Triassic Sandstone Aquifers (Water body ID: GB41201G101700). The overall, chemical and quantitative ratings are defined as “poor”.</p> <p>River, Surface and Groundwater flooding</p> <p>The site is situated in Flood Zone 1.</p> <p>One historical fluvial flood event is recorded on site during 20.01.2021. The reason was channel capacity exceeded (no raised defences). The event is registered with name “Warrington”.</p>
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There are no records regarding flood defences within 250m and respectively there is no area benefiting from flood defences.

The highest risk of Surface water flooding on site is 1 in 30 year, 0.1m – 0.3m.

The highest risk of Surface water flooding within 50m is 1 in 30 year, 0.3m – 1.0m.

The highest risk of groundwater flooding on site is defined as high.

The highest risk of groundwater flooding within 50m is defined as high.

Environmental designations

On the site and 2 km area from the site there are no any Sites of Special Scientific Interest (SSSI), Conserved wetland sites (Ramsar sites), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), Local Nature Reserves (LNR), Biosphere Reserves, Forest Parks, Marine Conservation Zones, Proposed Ramsar sites, Possible Special Areas of Conservation (pSAC), Potential Special Protection Areas (pSPA), Designated Ancient Woodland, Nitrate Sensitive Areas and SSSI Units.

In the region there are:

- Green Belt – five records within 2000m – Merseyside and Greater Manchester (locations are between 95m – 832m south).
- Nitrate Vulnerable Zones – there are two zones – Whittle Brook NVZ (194 m northwest, NVZ ID: 637) and Sankey Brook (591m northeast, NVZ ID: 639). Both with type Surface water.

The site is located in SSSI Impact Risk Zones, but no developments requiring consultation will be performed.

Visual and cultural designations

There are no designated sites and areas within 250m zone from the site boundary.

Radon

There is one record on site with estimated property affected less than 1%. No Radon protection measures are required.

Mining

There is one record for Surface ground workings on site – as of 1851 the territory was registered as a Pond.

The site is located within a coal mining area

	<p>as defined by the Coal Authority. According to Consultants Coal Mining Report from 26/04/2024:</p> <ul style="list-style-type: none"> - The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994. - There is no current Stop Notice delaying the start of remedial works or repairs to the property. - The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>Pollution incidents</p> <p>The Groundsure Enviro Insight Report includes details of pollution incidents on and off site.</p> <p><u>On site:</u> There have been no on-site pollution incidents on record.</p> <p><u>Off site:</u> There have been 41 records for pollution incidents within 500 m from the site boundary. These incidents include water, land and air impacts.</p> <p><i>Water impact</i> – The closest incident is indicated at 132 m south-west of the site. The pollution release occurred in June 2001 and had a minor impact upon water quality. All other incidents were categorised as “minor” as well.</p> <p><i>Land impact</i> - The closest incident is indicated at 245 m east of the site. The pollution release occurred in May 2001 and had a minor impact upon land. All other incidents were categorised as “minor” as well.</p> <p><i>Air impact</i> - The closest incident is indicated at 124 m northwest of the site. The pollution release occurred in August 2001 and had a minor impact upon air quality. All other incidents were categorised as “minor” as well.</p> <p>Historical land-uses</p> <p>Referring to the maps providing by Groundsure Insights it could be seen this plot was:</p> <ul style="list-style-type: none"> - Pond, which is related with mining activities since 1851. - Wire mills since 1894 until 1938. - Industrial zone after 1938 until current date. At the moment the zone is named Penketh Business Park.

	<p>Currently the premises are empty and there are not any activities.</p> <p>Existing contamination</p> <p>There is not any visual/olfactory evidence of existing contamination.</p> <p>Damage to pollution prevention measures</p> <p>There is no evidence of damage to pollution prevention measures.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No data available for historical contamination on site. It is unlikely that significant pollution has occurred to cause any land contamination.
Baseline soil and groundwater reference data	<p>According to the Groundsure Geo Insight Report there are two identical records on site about the concentration of potentially harmful elements (BGS Estimated Background Soil Chemistry):</p> <ul style="list-style-type: none"> - Arsenic – 15 mg/kg - Bioaccessible Arsenic – no data - Lead – 100 mg/kg - Bioaccessible Lead – 60 mg/kg - Cadmium – 1.8 mg/kg - Chromium – 60-90 mg/kg - Nickel – 15-30 mg/kg <p>No data available for groundwater quality.</p>
Supporting information	<ul style="list-style-type: none"> • Groundsure Enviro Insight Report (GS-53F-CPV-AGL-61U_ENVIRO.pdf) • Groundsure Geo Insight Report (GS-9D7-VXG-SF2-U5I_GEO.pdf) • Consultants Coal Mining Report (GS-RVP-B5Y-KXN-89E.pdf) • Historical Ordnance Survey maps (GS-ZRW-B5T-ZGN-ARX_smallScale.pdf) • Historical Ordnance Survey maps (GS-ZRW-B5T-ZGN-ARX_largeScale.pdf)

3.0 Permitted activities	
Permitted activities	<p>Currently ENVEO ASTON Ltd. does not perform any activities on site. The current application is to obtain the first permit.</p> <p>Currently the premises are empty and there are not any activities.</p>
Non-permitted activities undertaken	Not available.
Document references for:	<ul style="list-style-type: none"> • Plan showing activity layout (ENVEO_LAYOUT_W_2024.pdf) • Environmental risk assessment (ENVEO_RA_W_2024.pdf)

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them
Checklist of supporting information	<ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)

Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.

Checklist of supporting information	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)
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8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)
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9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information	<ul style="list-style-type: none"> • Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)
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10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.